



Essex Junction, Vermont.

Current market data.

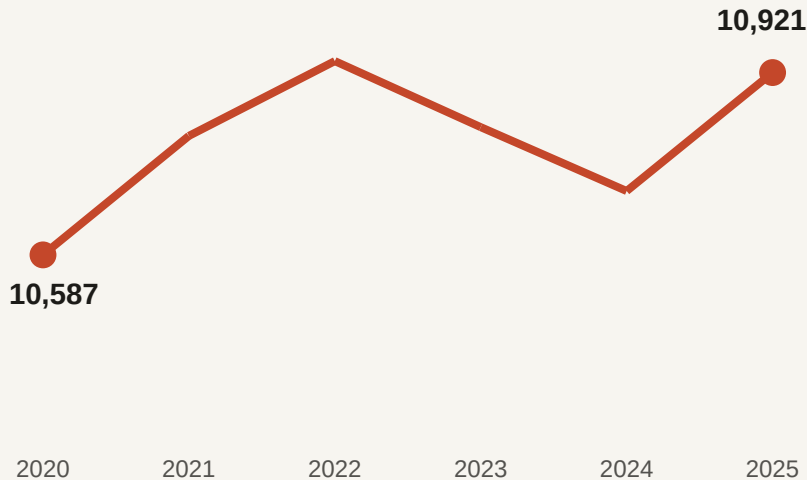
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.2% since 2020.

10,921

people, the 4th-largest of Vermont's cities and towns.



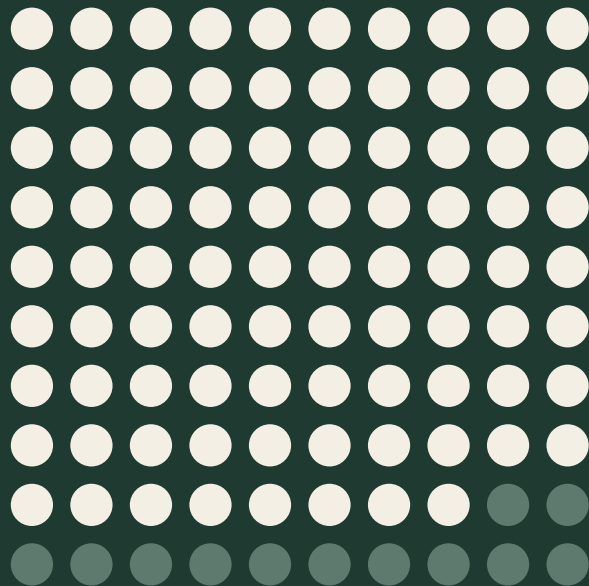
THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

88.1%

of 5,820 jobs located in Essex Junction are filled by
in-commuters.

Source: Census LEHD LODES, 2023



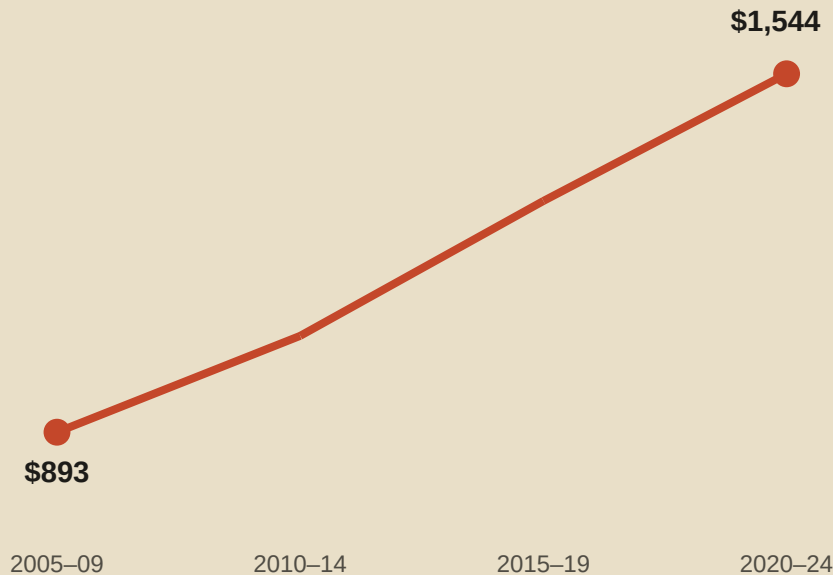
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,544

a month. Vermont's median is \$1,234.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,231 gap between neighbors, the sharpest rent edge between adjacent tracts in Chittenden County.

TRACT 34.01

\$1,216

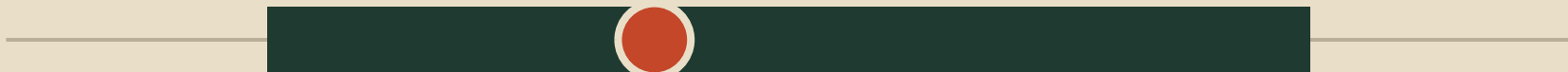
TRACT 33.01

\$2,447

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,302–\$1,953



\$1,544 median

is the monthly rent range local workforce wages support.

BUILDING

72% of the housing here was built before 2000.

750

homes permitted in ten years,
2016–2025

94%

of those were in multifamily
buildings

72%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.2% to the 4,860 homes here.

18–58

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 29% more than Vermont's.

\$407,500

median home value in Essex Junction.

Essex Junction



\$407,500

Vermont



\$316,600

U.S.



\$332,700

THAT WAS ESSEX JUNCTION'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/vt/essex-junction/

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